Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Second Stage Approval of a Planned Unit Development for Lots 44, 45, 46, 47, 48, 49, 50 in Square 799, Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800, and Square 881W, a copy of which is attached hereto, was mailed to the owners of all property within 200 feet of the perimeter of the project site on April 8, 2005, at least ten (10) calendar days prior to the filing of the application for second stage approval of a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7.

Kyrus L. Freeman

Kyrus L. Freeman

4/8/05

Date

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ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.4J

April 8, 2005

NOTICE OF INTENT TO FILE A ZONING APPLICATION
District of Columbia Zoning Commission for
Second Stage Approval of a Planned Unit Development

The Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia Housing Authority and the District of Columbia, the owners of the property (collectively the "Applicants"), hereby gives notice of its intent to file an application for second stage review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (February 2003)). The Applicants are not seeking an amendment to the Zoning Map in connection with this application. The application will be filed with the Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

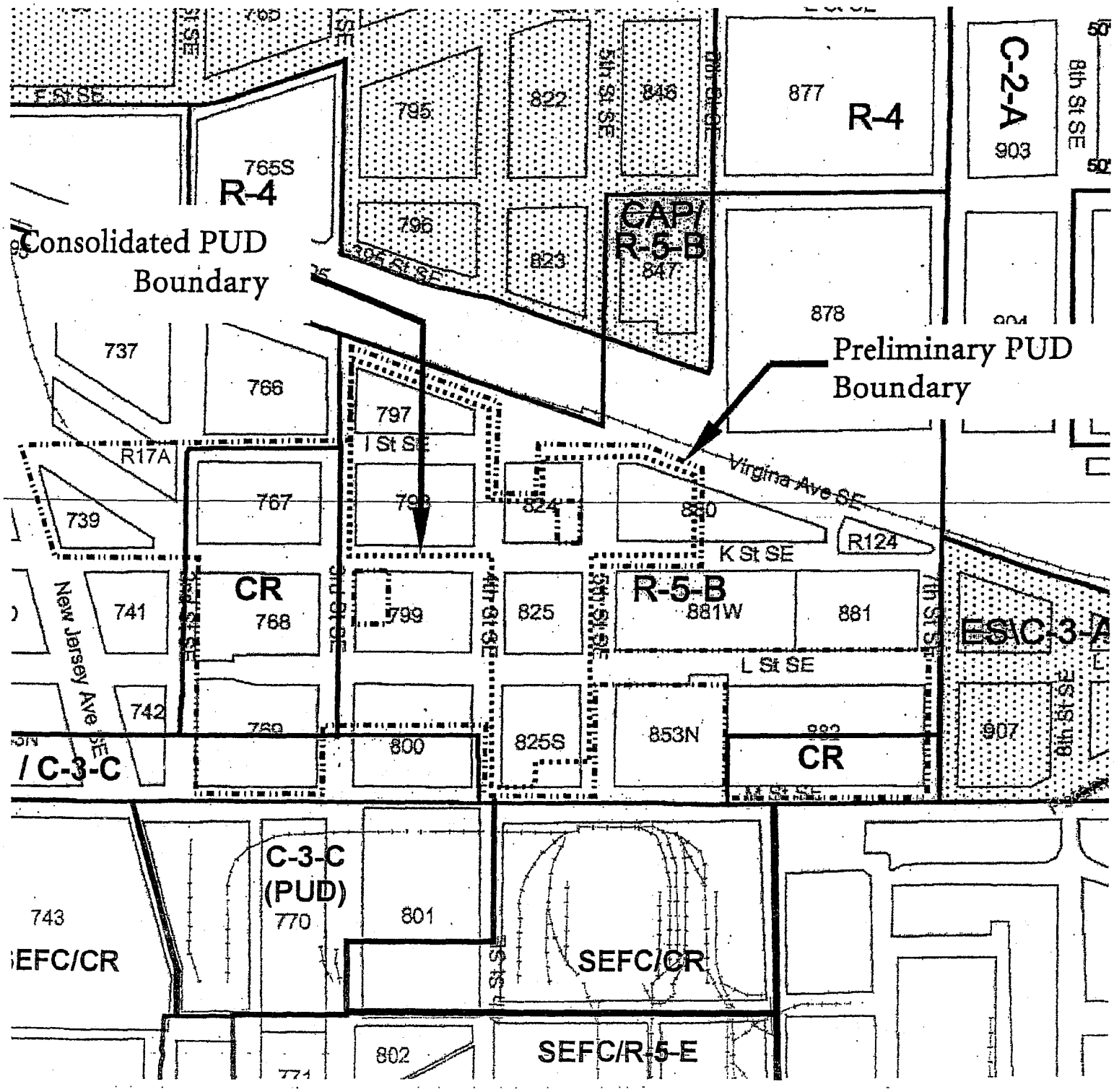
On March 21, 2003, the Applicants filed an application seeking preliminary and consolidated approval of a PUD for property located in the Southeast quadrant of Washington, D.C. and generally bounded by 2nd Street on the west, 7th on the east, Virginia Avenue on the north, and M Street on the south. The property consists of approximately 927,000 square feet of land area. Pursuant to Zoning Commission Order Number 03-12/03-13, dated October 8, 2004, the Commission granted consolidated and preliminary approval of the PUD, as shown on the map attached hereto. The Commission also granted a PUD-related map amendment to rezone certain properties from R-5-B to CR.

The Applicant is currently seeking second-stage approval for portions of the project preliminary approved pursuant to Zoning Commission Order 03-12/03-13. This application is the first of a series to be filed to complete the entire PUD project. The property that is the subject of this application consists of Lots 44, 45, 46, 47, 48, 49, 50 in Square 799, Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800, and Square 881W. Squares 799 and 800 are bounded by K Street, S.E. on the north, 4th Street, S.E. on the east, M Street, S.E. on the south, and 3rd Street, S.E. on the west. The boundaries of Square 881W are K Street, S.E. on the north, Square 881 on the east, L Street, S.E. on the south, and 5th Street, S.E. on the west. The property included in this application consists of approximately 134,410 square feet of land area and is zoned R-5-B. The Applicant intends to construct low-rise residential buildings in Squares 799 and 800, and also intends to construct a community center on Square 881W. The residential buildings will be constructed to a maximum height of 45 feet, and the Applicant proposes to construct the community center to a maximum height of 35 feet. The project will have an floor area ratio ("FAR") of approximately 1.3. There will be 73 parking spaces provided in this phase of the development.

The developers for this proposal are the Capper/Carrollsburg Venture, LLC and Square 769, LLC; the Master Planner for the site is Torti Gallas and Partners, Inc.; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Whayne S. Quin, Esq., of Holland & Knight LLP at (202) 955-3000.

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yland 20910 301.588.4800

NAME OF OWNERS OF PROPERTY,
ANY PORTION OF WHICH LIES WITHIN 200 FEET
OF SQUARES 799 OR 800 OR RESERVATION 19
(SQUARES 881W, LOT 800)

SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0767 0044	0200 - 0214 K St SE	United States of America
0767 0047	0909 - 0915 3rd St SE	Cmr. Joseph F. Moravek
0768 0019	0200 - 0214 L St SE	(GSA/FBS)
0768 0020	1008 - 1016 2nd St SE	1800 F Street, NW -- Room 6340
0768 0021	0201 - 0215 K St SE	Washington, DC 20405
0768 0022	1009 - 1015 3rd St SE	
0769 0018	1108 - 1118 2nd St SE	
0769 0019	0201 - 0215 L St SE	
0769 0020	1109 - 1117 3rd St SE	
0770 0800	SE	
0770 0801	M St SE	
0798 0038	0340 - 0342 K St SE	
0798 0039	0336 - 0338 K St SE	
0798 0040	0322 K St SE	
0798 0041	0308 - 0320 K St SE	
0798 0042	0304 - 0306 K St SE	
0798 0043	0300 - 0302 K St SE	
0798 0044	0904 - 0922 3rd St SE	
0798 0047	0905 - 0923 4th St SE	
0799 0044	0328 - 0334 L St SE	
0799 0045	0318 - 0326 L St SE	
0799 0046	0310 - 0316 L St SE	
0799 0047	0315 - 0325 L St SE	
0799 0048	0325 - 0331 L St SE	
0799 0049	0333 - 0335 K St SE	
0799 0050	1005 - 1023 4th St SE	
0800 0025	0311 L St SE	
0800 0026	0315 L St SE	
0800 0027	0319 L St SE	
0800 0028	1109 4th St SE	
0801 0800	1201 4th St SE	
0801 0800	1201 4th St SE	
0825 0047	0412 L St SE	
0825 0048	0400 L St SE	
0825 0049	1001 5th St SE	
0825S 0032	1101 - 1109 5th St SE	
0853N 0807	SE	
0853N 0811	0555 L St SE	
0882 0076	1101 7th St SE	
0881W 0800	1000 5th St SE	

SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0769 0021	212 M St SE	Square 769 LLC Wm C Smith & Co Inc 1220 L St NW Ste 515 Washington, DC 20005-4086
0799 0027 0799 0028	1016 3rd St SE 1014 3rd St SE	Jerry D Massie 14410 Danube Ln Mitchellville, MD 20721-3212
0799 0029	1012 3rd St SE	Mohammed Z Salarbux Crescent Properties 301 L St SE Apt 1 Washington, DC 20003-3401
0799 0036	1004 3rd St SE	Vivian Turner 1004 3rd St SE Washington, DC 20003-3423
0799 0037	1002 3rd St SE	Asher Blaine H c/o Fred A Smith Co 730 24th St NW Ste 19 Washington, DC 20037-2518
0799 0038	1000 3rd St SE	Joseph Oh 14401 Northwyn Dr Silver Spring, MD 20904-5935
0799 0039	301 K St SE	Ruth J Cook 104 S Ingram St Alexandria, VA 22304-4940
0799 0040	303 K St SE	James L Jennings et al 303 K St SE Washington, DC 20003-3452
0799 0041	305 K St SE	David L Meadows 305 K St SE Washington, DC 20003-3452
0799 0042	0307 K St SE	Glada C Hearn 307 K St SE Washington, DC 20003-3452

SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0799 0043	0309 K St SE	Elizabeth H Hampton c/o Corjo Inc 309 K St SE Washington, DC 20003-3452
0799 0803	L St SE	Allen J Carroll 13304 Piscataway Dr Fort Washington, MD 20744-6626
0799 0805	1026 3rd St SE	Edward B Batal 1026 3rd St SE Washington, DC 20003-3425
0799 0806	1020 3rd St SE	Mayiak LLC c/o Apt 512-S 950 25th St NW Washington, DC 20037-2137
0799 0807	1018 3rd St SE	David A Leiner 1018 3rd St SE Washington, DC 20003-3423
0799 0808	1010 3rd St SE	Gregory P Maison 3401 Lumar Dr Fort Washington, MD 20744-1752
0799 0809	1008 3rd St SE	Patricia Mcinnis 1008 3rd St SE Washington, DC 20003-3423
0799 0825	0302 L St SE	Linda J Tyler 302 L St SE Washington, DC 20003-3459
0799 0826	0304 L St SE	Annie M Tucker 304 L St SE Washington, DC 20003-3459
0799 0827	0306 L St SE	Victor I Onyeziri 306 L St SE Washington, DC 20003-3459
0799 0828	4th St SE	Luke C Strider Unknown Washington, DC 20002

SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0800 0020	1111 4th St SE	L M Burruss 3112 O St SE Washington, DC 20020-3621
0800 0029	0300 M St SE	Federal Center LP 1730 K St NW Ste 1204 Washington, DC 20006-3829
0800 0816	1108 3rd St SE	Holy Comforter St Cyprian Community Action 901 Pennsylvania Ave SE Washington, DC 20003-2141
0800 0818 0800 0819	301 L St SE 1104 3rd St SE	Mohammed Z Salarbux 4205 Old Columbia Pike Annandale, Va 22003-2112
0800 0820	L St SE	1828 C St SE LLC 301 L St SE Apt 1 Washington, DC 20003-3401
0824 0026	919 5th St SE	DC Properties LLC 504 Tulip Rd Annapolis, MD 21403-1326
0824 0027	0921 5th St SE	James E Banks 921 5th St SE Washington, DC 20003-4518
0824 0028	0923 5th St SE	Mia M Jordan 923 5th St SE Washington, DC 20003-4518
0824 0029	0925 5th St SE	Carolyn E Kimbrough 9204 Grandhaven Ave Upper Marlboro, MD 20772-5214
0824 0030	0927 5th St SE	Cheri D Dunlap 927 5th St SE Washington, DC 20003-4518

SSL	PREMISE ADDRESS	OWNER & MAILING ADDRESS
0824 0031	929 5th St SE	Jerry D Massie 929 5th St SE Washington, DC 20003-4518
0824 0032	0931 5th St SE	Brian Hungerford 931 5th St SE Washington, DC 20003-4518
0824 0033	0933 5th St SE	Sean C & M A Massie More Dr 14410 Danube Ln Mitchellville, MD 20721-3212
0824 0037	0400 - 0418 K St SE	D C R L A (DC Housing Authority)
0824 0038	0908 - 0912 4th St SE	Mr. Michael P. Kelly
0825S 0030	1100 - 1108 4th St SE	1133 N Capitol St NE
0825S 0031	0407 - 0411 L St SE	Washington, DC 20002-7561
0825S 0033	0410 M St SE	
0880 0023	0601 Virginia Av SE	
0880 0024	0501 Virginia Av SE	
0881 0012	7th St SE	
0881 0029	0625 K St SE	
0881 0030	1011 7th St SE	
0881 0834	SE	
0853N 0809	1100 5th St SE	District of Columbia Ms. Carol Mitten (Ofc. Prop. Mgmt.) One Judiciary Square Washington, DC 20001
RES 01240000	Virginia Av SE	United States of America Mr. John Parsons (NPS) 1100 Ohio Drive, SW -- Suite 220 Washington, DC 20242

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United States of America
Cmr. Joseph F. Moravek (GSA/FBS)
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